

OFFICES TO LET

Former Administrative offices, ASDA,
Carterton, Oxfordshire, OX18 3HQ





TO LET

Office with parking

LOCATION

The property is located in Carterton, Oxfordshire, 15 miles west of Oxford. Carterton has an established commercial sector and benefits from being in close proximity to a number of towns and cities nearby, including Witney (4 miles), Farringdon (10 miles), Oxford (15 miles), Swindon (22 miles) and Cheltenham (26 miles). The town features well connected transport routes, with the B4020 and B4477 roads out of Carterton connecting with the A40 towards Oxford and Cheltenham. Additionally, Carterton has a number of bus routes connecting to the surrounding area, including Oxford and Cheltenham Spa Train Stations.

SITUATION

The property is situated next to the ASDA Carterton petrol station, just off of Black Bourton Road in the centre of Carterton.

DESCRIPTION

The property comprises self-contained, predominantly open-plan, ground and first-floor office accommodation. Internally, the premises feature carpeted flooring, electric convector heaters and a suspended ceiling incorporating spotlights. The property also benefits from kitchenette, w/c facilities and 7 car parking spaces, provided directly in front of the premises.

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ACCOMMODATION

We understand the net internal floor areas are as follows: -

Ground Floor	47.76 Sq M	514 Sq Ft
First Floor	58.18 Sq M	626 Sq Ft
Total	105.94 Sq M	1,140 Sq Ft

Measured in accordance with RICS Property Measurement Statement (2nd Ed.) incorporating the RICS Code of Measuring Practice (6th Ed.).

TENURE / RENT

The premises are available to let on the basis of a new lease, terms to be agreed, at a commencing rent of £16,000 pa excluding VAT.

EPC

The property has an EPC rating of 56 C.

RATING ASSESSMENT

Rateable Value (April 2023)	£12,750
UBR(23/24)	0.499
Rates Payable (April 2023)	£6,362.25

We recommend any interested parties make their own enquiries with the Rating Authority to verify rates payable considering their particular circumstances.





SERVICE CHARGE

A service charge is levied for the services provided in the centre and in the interest of the wider estate. Details upon request.

VAT

VAT is applicable at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.

FURTHER INFORMATION

Viewings can be arranged through the sole agents at CSquared, Clement Harvey or Nathan Clark at CSquared.

Clement Harvey

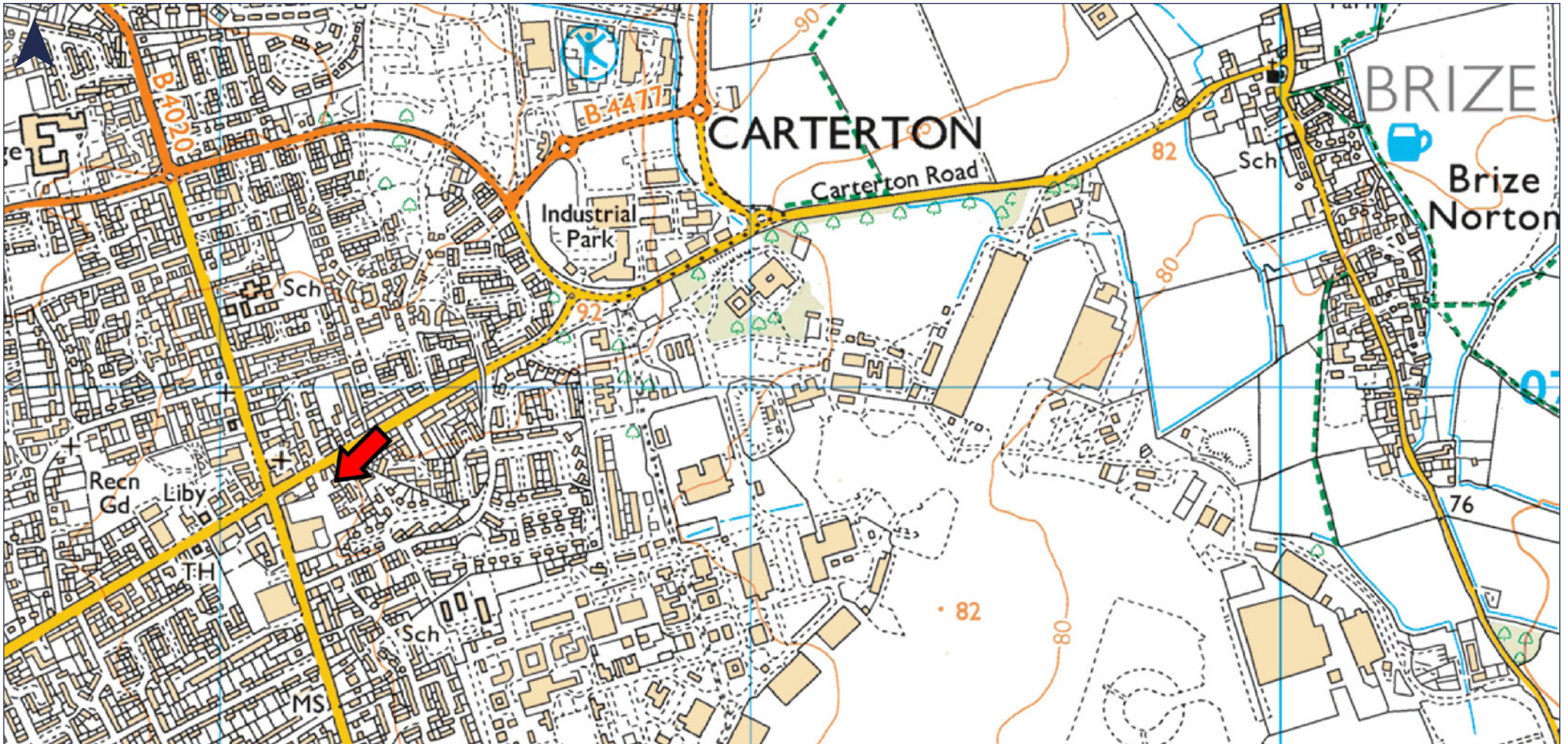
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